

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
January 8, 2018, 2017**

Greta Pate (A/70) Johnston Hill	Absent Absent	Steve King (H/49)	Present
Scott Johnson (B/41)	Absent	Madeline Orrock (I/39)	Absent
Gary Wiggins (C/28)	Present	Steve Bowen (J/49)	Absent
Eldon Crockett (D/37) Tom Wicher (Alt)	Present Present	Craig Dunn (K/60)	Absent
Larry Crowley (E/69)	Present	Judy Weidner (L/18)	Present
Lorraine Kerr (F/28)	Present	John Kirkpatrick, Neighborhood Manager	Present

Larry Crowley called the meeting to order at 6:22 p.m.

The minutes from the December 11, 2017 meeting of the Master Association Board of Directors were presented for review and approval. Eldon Crockett motioned the minutes of the December 11, 2017 Board meeting be approved as distributed, Judy Weidner seconded the motion. The motion passed unanimously.

John gave his report on current activities in the neighborhood:

1. Overlook Condo Fence post repair -X-Treme Fencing
2. Records from AMI
3. Neighborhood address list
4. Bill pay procedure
5. Returned and late HOA dues
6. Website comments and stats
7. Farmhouse calendar
8. 2018 Master Association Annual Meeting, Tuesday, Feb. 13, 2018?
9. AMI communication, reporting, data access during transition.
10. NextDoor Ap first announcement
11. Yard Sale date
12. Bald Eagle survey-CWI- February 2
13. Citizen Science CWI - May through October

**President's Report:** (Larry Crowley) – Larry reported that the budget committee would be working on the 2018 budget the third week in January. Larry said that Blueback accounting was using Quickbooks to manage our budget. Additionally, at first look, there was some discrepancies in the financial reports submitted by AMI/CiraNet report.

**Treasurer's Report:** (Steve King) Steve said that he would look over the financials and send an email to the board if anything looked out of balance.

**Landscape Report:** (Steve King)

- 1) Steve, Eldon and Larry had a meeting with Kendall and Bret Hopkins on Dec. 11. He said it was a generally positive meeting. Steve said that he had developed a report card that covered several main areas of Hopkins responsibilities. Steve said that most of the work was in the good categories with 3 or 4 items in the needs improvement category. He said that Hopkins agreed to the assessment and would work toward better compliance.
- 2) Steve said that he had been working with Modern Landscaping and that they had developed a plan to landscape the entryways and the flower beds along Surprise Way. He said that they would present their plan to the Board at the Feb 5<sup>th</sup> meeting.
- 3) The Firebreak plan is to do a broadleaf application in mid-February.

**CCR/ACC Report:**

John reported minimal homeowner infractions during his last review and drive-through of the neighborhood. There was one ACC request filed in December 2017 and it was approved by the ACC Committee.

1. Mathew Thorum. 12-15-17. Solar panels approved

**Old Business:**

There were no old business items to bring before the Board.

**New Business:**

There were no new business items to bring before the Board.

**ADJOURNMENT** - There being no further items of discussion. Gary Wiggins motioned that the meeting be adjourned. Judy Weidner seconded the motion. The meeting adjourned at 7:44 PM.

**Next Board Meeting:** Monday, February 5, 2018 at 6:00 P.M.

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Larry Crowley  
President, SVHOA